

## MORE THAN MILLION IN SALES OF WEEK

Shoreham Transaction Ranks  
Second in Size of Transfers  
in District History.

Realty operations in the opening days of the new year were noted for quality rather than quantity. While the brokers during the last six days closed only 112 sales, one of these involved a consideration in excess of \$1,000,000. Another sale of the week approximated \$200,000, and a third deal was closed at the price of \$120,000.

The Shoreham transaction completed yesterday ranks as one of the largest transfers in local realty history. The exact price paid by J. Maury Dove to Levi P. Morton, former Vice President of the United States for the property is not definitely announced. Mr. Dove gave a deed of trust to Mr. Morton to secure deferred payments of the purchase money aggregating \$550,000. The American Security and Trust Company is named as trustee, under this trust, which provides for annual reductions on the principal of about \$50,000. The balance of \$550,000 is to become due in October, 1922.

### In Second In Size.

The trust is the second largest ever given in the District on an individual holding of real estate. The largest trust was for \$1,000,000, placed on the Ritz Building, at Fifteenth and G streets northwest. A trust for \$800,000 is recorded against the Raleigh Hotel property and the first incumbrance on the Southern Building opposite the Shoreham is for \$450,000.

The Glover building at 1419 F street northwest was the second large transaction of the week. Harry S. Rich, of Marietta, Pa., sold this property to Harry Wardman. The consideration stated is nominal, but the deed recited an encumbrance of \$120,000 on the property. Mr. Wardman placed a trust for \$50,000 on the new purchase.

The large building at 464 and 468 Louisiana avenue northwest was conveyed to the Capital City Benefit Society this week from the National Capital Investment Company at a valuation of \$120,000. The building was the former home of the District government, and latterly was occupied by a branch of the Department of Commerce.

### Big Transaction.

Another business property sale of the week involved premises 232 Eleventh street northwest. William J. Venderhede purchased the property from Harry G. Laycock. The consideration is not made public.

A lease was filed during the week calling for aggregate rental of \$30,481.52. The lease involved premises 102 to 147 Pennsylvania avenue northwest, rented by the Childs Company from Thomas M. Lovett, of Fairfax, Va. The term of the lease is for twenty-one years, ending July 31, 1934. Rent is to be paid in monthly installments of \$647 on the first day of each month.

Involved in the week's total of 112 transactions were 22 lots and parcels of real estate. The outlay in suburban areas was in the lead of the market, showing a total of 106 parcels conveyed. The most important transaction was the sale of thirty-five lots to its credit. There were thirty-one lots transferred in the south, having only twenty-four lots sold there. From the northeast, there were twenty-two lots sold, showing a decrease from the changing owners. Four lots were traded in South Washington.

### Pass Million Mark.

The figures in the loan market soared high this week, passing the million dollar mark. The Shoreham transaction had much to do with this record-breaking tendency. Even with this loan excluded the market showed an increase of 50 per cent over the record for this preceding week.

The exact figures for the past six days were \$1,406,121.32. This sum was borrowed on the security of 146 lots at an average interest rate of 6.75 per cent. Purchase money notes displayed the largest total for the week aggregating \$1,067,781.12. Straight loans ranked next with a total of \$318,325. The bank associations advanced \$2,500 to members.

The northwest was far in the van as a basis of loan security this week. The total of loans on property in the northwest was \$1,192,525. Land in the county was encumbered to the extent of \$151,516.12. The record of loans in the other city sections was: Southwest, \$1,200; southeast, \$20,450; and northeast, \$2,925.

## Leslie Prince Reports Sale of Lots and Houses

Leslie E. F. Prince reports the sale of four lots and seven two-story dwellings the first week of the year. The amount of business involved is represented at \$45,450.

Lots 11 and 12, square 1231, were sold for M. L. Taylor. The consideration was \$18,000. The frontage is 200 feet by a depth of 115 feet in Fulton street, between Thirty-sixth and Wisconsin avenues. The consideration per square foot was 90 cents.

For the same owner to another purchaser, lots 2 and 3, in square 1823, were sold for \$2,500. These lots, located in the same subdivision, front 55 feet in Thirty-sixth place by a depth of 122 feet. The consideration per foot was 8 cents.

For W. Schmidt were sold the seven two-story brick dwellings, 125 to 1251 D street southeast, for a consideration of \$19,500. These are modern homes of colonial design, containing six rooms and bath each.

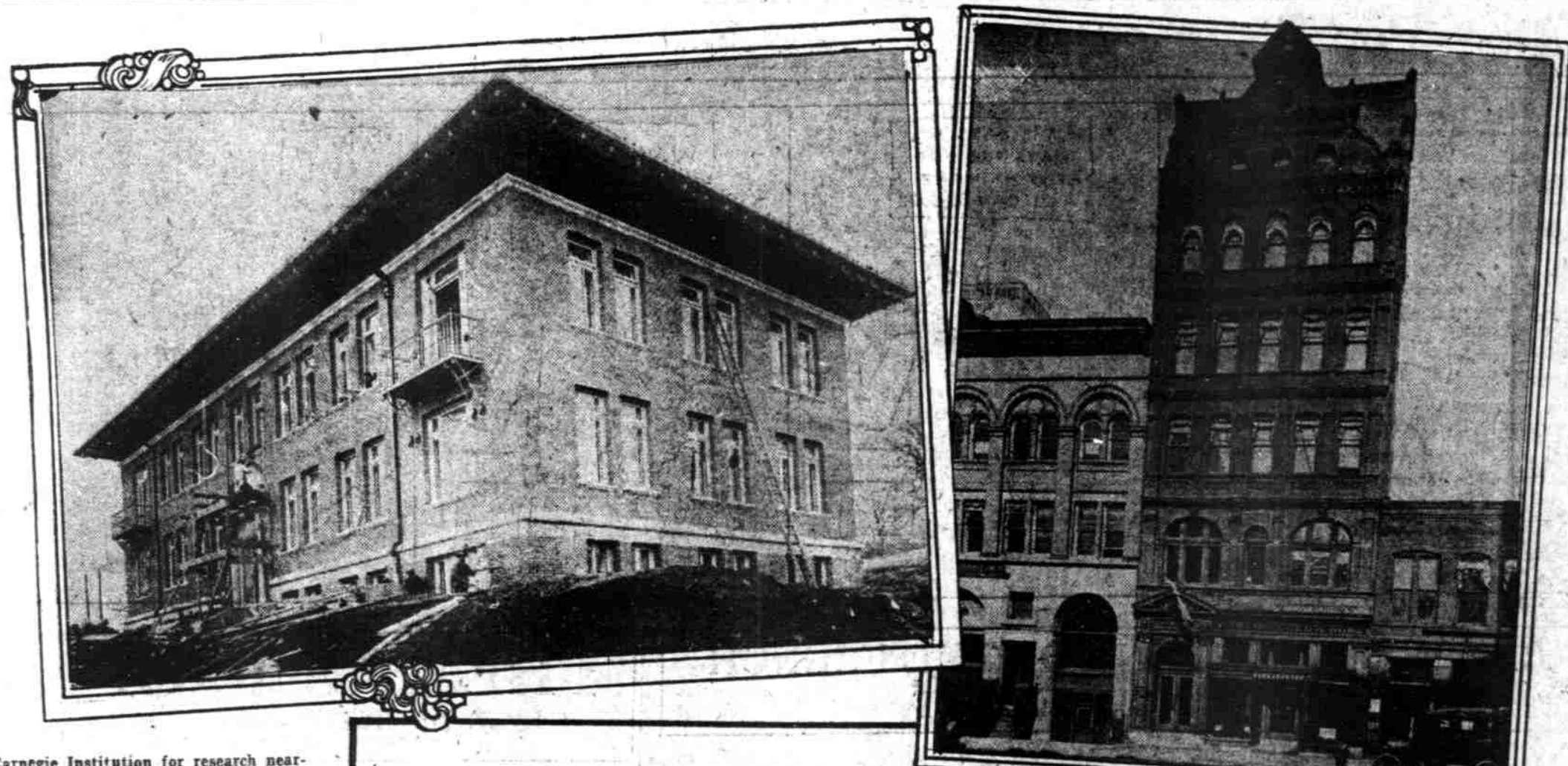
## Equal Ballot Fight Is Worrying Democrats

The suffrage question is giving House Rules Committee members uneasiness. Democratic leaders do not want the equal ballot fight injected into this session's business. To avoid such a contingency, it was said today, two plans are being considered. The first contemplates placing the suffrage question before a special House committee, allowing Congressmen Henry to shoulder the blame, the assumption being that suffragettes cannot seriously injure the Texas member's political future. The other plan would give the women a committee—but a "packed" one.

### Test New Tuberculosis Cure.

A new cure for tuberculosis of the lungs is being tried by the Public Health Service at Fort Stanton, N. M. Officials of the service are hopeful of important results. By the new method, air is pumped into the patients' pleural cavity every day or two to maintain pressure. The diseased lung is held in an "air split" that affords nature opportunity to cure.

## FUTURE HOME OF SCIENCE, BUSINESS BUILDING SOLD, AND PROPOSED MAUSOLEUM FOR CONDUIT ROAD



Carnegie Institution for research near completion at Broad Branch road and Chevy Chase drive.

## NO VIBRATIONS IN CHEVY CHASE HOUSE

Carnegie Institution Will Have  
Scientifically Built Home for  
Study.

The Carnegie Institution for the Study of Terrestrial Magnetism will be occupied in research work next month, according to the promises of construction workers who are completing operations on the home for the scientists at Broad Branch road and Chevy Chase drive.

The building, which has been described as one of the most unique structures of its kind in the country, embodies novel features, which certainly no other building in Washington has and which probably is not approached by any similar scheme in the country. Vibrations have been allowed for as far as has been the power of builders who have done much to minimize vibrations by supporting the frame of the structure by piers set in beds of sand.

Re-enforced concrete has been liberally used, and a further improvement has been allowed in supporting the cross walls of the structure from girders assembled near the roof.

As little steel as possible has been used in the construction, as this obviously would disturb tests in magnetism.

The five-story structure has been built in colonial outlines, and occupies part of an eight-acre tract, which overlooks the surrounding country and commands a view from one of the highest points in that section of the District.

## WATER PROBLEM OF DISTRICT DESCRIBED

Supply and Projects Are Discussed in Pamphlet Issued by Department.

A pamphlet descriptive of the water supply in the District of Columbia and the projects that are now under consideration for the enlargement and improvement thereof has been issued by the Water Department.

In summarizing the recommendations contained in the Lauffert report, which recommended that other projects be dropped from consideration, the general features are thus outlined:

The construction of a high dam in the Potomac river, nearly on the north-west boundary line of the District of Columbia, and about one-third of a mile above the Chain bridge.

The generating of power by utilizing the head thus created and the transmission and distribution of the power.

Increasing the water supply by tapping to Lake Umbagog, in the State of Maine, the capacity of delivery between the Lake Umbagog reservoir and the filtration plant at the McMillan Park reservoir.

The estimated cost of the project is \$15,172,650 for the increase in the water supply and \$9,849,000 for power development, a total of \$25,021,650.

## POLICE ARE ASKED TO HUNT FOR WIFE

The police have been asked to look for Mrs. Lydia M. Tipton, wife of Jacob S. Tipton, a Washington Railway and Electric Company employee, of 419 O street southwest, who has been missing from her home since last Tuesday. Mrs. Tipton took with her two of her four children, leaving a note saying she was going to her brother's home at Rapidan, Va.

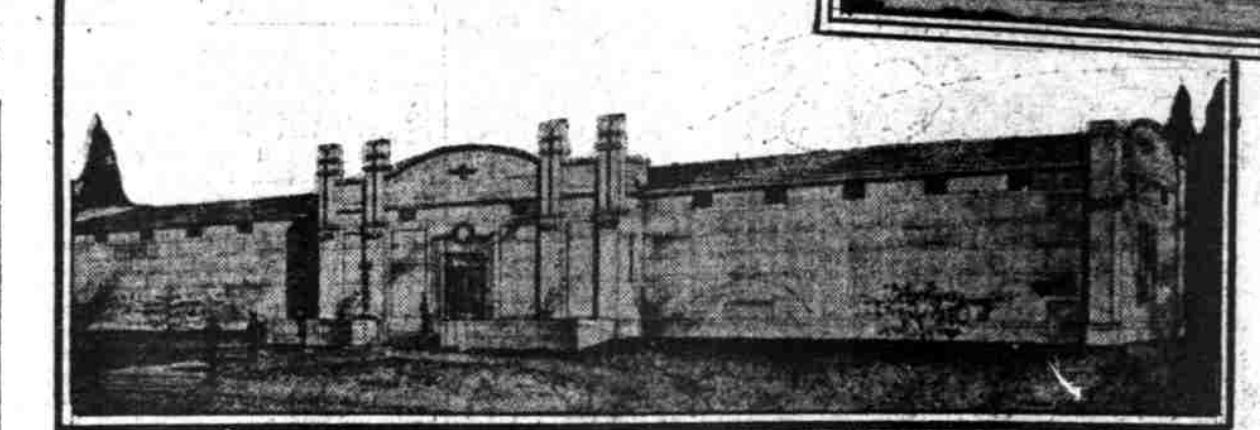
According to Tipton, he came home Tuesday morning and found a note saying Mrs. Tipton expected to go to her brother, Shelton Gullough, who lives at Rapidan. A telegram from Gullough says she had not been there.

Tipton and his wife came to Washington from Rapidan soon after their marriage eleven years ago. They have four children, Nellie, aged ten, Roy, aged eight, Elsie May, aged six, and Oliver, eighteen months. Mrs. Tipton took Nellie and Oliver. The Tiptons have had no trouble since their marriage, the husband says, and he knows of no reason why Mrs. Tipton should leave home. She is about thirty years old.

## University Obtains Elwood Apartments

A deed was signed during the week transferring the Elwood apartments at 103 Lamont street northwest from Carrie L. Lucas and husband to the Howard University. The consideration is withheld.

It is understood the owners will use the property as an investment, drawing on its revenue to maintain part of the expenses of the university. It was conveyed with a part of the consideration covered in the trade of a three-story dwelling at 1371 Irving street, on which the university closed a mortgage.



Proposed Mausoleum To Be Built On the Conduit Road Will Introduce New Features in Burial Facilities in Washington.

## MORGAN'S REPORT SALES OF \$46,000

December Changes Include  
Many Transfers of Property  
in Suburbs.

Morgan Brothers, Inc., report the following sales of suburban properties made during December, amounting to \$46,000:

Anna C. Kistler bought premises 292 and 292 1/2 Tilden street northwest, for \$17,000.

F. P. Reiden bought 220 Champlain street for \$3,700.

George W. Meyers bought 509 Eighth street northwest, for \$2,500.

Carl L. Davis bought four lots in Chevy Chase, in Bradley Lane, for \$7,000.

Johnston V. Gert bought a six-room residence in Spruce street, Takoma, for \$2,200.

Daniel A. Barrick bought a six-room residence in Spruce street, Takoma, for \$2,500.

E. L. Powell bought 216 Spruce street for \$1,200.

Mrs. Harvard street was sold for A. F. Ryan for \$3,000.

R. R. Lambert bought a bungalow and two acres of land at Silver Springs, for \$2,500.

T. M. Fitzpatrick bought two lots at Woodbridge, for \$1,200.

## DEPARTMENT STORE PLANS ADDITIONS

Palais Royal Will Spend \$110,000 in Improvements on Eleventh Street.

Less than one hundred permits were issued at the offices of the building inspector this week indicating one of the slackest weeks in volume of permits for many weeks past.

A pronounced impetus was given to the amount to be expended in improvements when A. Lerner obtained a permit to build an addition to the Palais Royal at the corner of Eleventh and G streets northwest. The estimated cost of the improvement is put at \$110,000.

The addition, for which three houses in Eleventh street adjoining the Palais Royal are being cleared, will measure sixty feet frontage on Eleventh and be 100 feet deep. It will be constructed in harmony with the architectural details of the present building.

With the future addition the growing affairs of the Palais Royal will be housed in a much larger place, and it is the intention of the firm, to carry additional departments in the future structure.

George F. Hales, architect, prepared the plans and the P. F. Gormley Company will have charge of the building. The actual construction may be begun during the coming week.

The Langdon M. E. Church obtained a permit Friday to make repairs at their premises at 212 Evert street.

Brooke & Harry will build a one-story brick and frame ice house at 435 Wisconsin avenue northwest, estimated to cost \$200, according to their permit issued this week.

## HOTEL TRANSFER IS RESULT OF OPTION

J. Maury Dove and Sons Exercise Right Given When Property Was Leased.

The sale Friday of the Shoreham Hotel will figure high among the leading realty transactions of the year. The consideration, though not mentioned is understood to be in the neighborhood of \$1,000,000.

The Shoreham Hotel Company, composed of J. Maury Dove and his two sons, J. Maury Dove, Jr., and Robert C. Dove, signed a deed Friday transferring the property from Levi P. Morton, exercising an option to buy the property which was understood when the company leased the hotel in the spring of 1912.

According to the recent assessment, the land was valued at \$618,457, and the improvements at \$450,000, making a total of \$1,068,457.

The hotel has a frontage of 110 feet on Fifteenth street by a depth of 136 feet on F street. As well as being one of the leading hotels of the city, it is recognized to be one of the foremost hostilities in this part of the country. It was erected for Levi P. Morton when he was Vice President of the United States. During its history it has been the center of many official and social gatherings and is now the home of many of the country's leading officials. Vice President and Mrs. Marshall make their home there.

Weaver Brothers, real estate brokers, represented Otto Laebert, who represented Levi P. Morton, Allan E. Walker and Company, incorporated, represented the purchasers.

The Glover Building, 1419 F street, sold this week to Harry Wardman.

## GLOVER BUILDING IS SOLD FOR \$120,000

Harry Wardman Purchases F Street Property From Henry S. Rich.

Among the week's larger sales, only the transfer of the Shoreham Hotel precedes that of the Glover building, at 1419 F street northwest, conveyed from Henry S. Rich, of Marietta, Pa., to Harry Wardman. It is understood the consideration is in the neighborhood of \$120,000, though a nominal consideration of \$15,000 is recited in the deed.

Mr. Wardman placed a trust of \$60,000 on the new premises.

The Glover building is in the heart of Washington's business center in F street. It is a six-story structure, largely taken over by offices, with a store on the ground floor.

The site measures about twenty-five feet on F street by 100 feet deep. The building is one of the oldest in that section. It was formerly occupied by the Interstate Commerce Commission.

## Commissioners Will Address Clubmen

On the occasion of its first meeting of the new year this evening, the University Club has arranged for an "Evening With the District Commissioners." The members of the board have accepted the invitations, and will make short addresses. Carl M. M. Parker, president of the club, will deliver the address of welcome, and Claude N. Bennett, chairman of the entertainment committee, will preside.

## PLANS REVIVAL OF ANCIENT BURIALS

Mausoleum Construction Company Secures Ten-Acre Park on Capital Outskirts.

A revival of the burial facilities employed by the ancients in disposing of their dead will be seen in Washington in a proposed National Mausoleum Park to be located five miles from Washington on the Conduit road. A ten-acre park has been secured by the Mausoleum Construction Company of America, with offices in this city, recently incorporated and organized here for the purpose of promoting the investment.

The building scheme includes two buildings, representative of the Protestant and Catholic denominations, in the park. Winding roadways and landscape gardening conventional to the setting will be laid out in the surrounding hills.

The tract overlooks the Potomac, and has over 700 feet frontage of boulevard on the Conduit road.

Two colossal granite buildings will be built on lots 12x50 feet. The interior will be ornamented with exclusive marble introductions, and an arrangement of Gothic fixtures. There will be cathedral windows at each end of the building.

Banked at the sides of the building will be the crypts in sets of tiers, five deep. Each mausoleum will have a capacity of about 240 caskets.

The scheme proposes one of the most ornamental and elaborate of building propositions of its kind that Washington will have seen.

In connection with it a new process for the desecrating of bodies will be employed, which on a scientific basis is said to excel that of any yet used in modern civilization. It approaches the mummification processes used in ancient Egypt.

The directors of the company are George W. Wise, M. F. Vignelli, George S. Rees, Charles E. Dunn and William H. Allen.

John Woolley, an architect of New York, has prepared plans for the future buildings.

Not An Ordinary Story.

"The Battle-Cry" is not an ordinary short story. It is an entire book, written by the author to be printed in book form, and then taken and printed complete in the current Munsey's. If printed in book form, it would require more than 200 pages in an ordinary sized volume. Such books retail at \$1.50 everywhere.

Even if "The Battle-Cry" were the only thing included in Munsey's, an extraordinary value would be given. But the regular Munsey's standard of short stories, special articles, and poems is maintained just the same in addition to this big feature. Here are just a few of the other good things:

An intimate story of the life of a great English cartoonist, under the title, "Posthumous Sketches of Pinau May," by H. May, himself an artist of note. This article is an intimate story of May as his friends knew him, and is profusely illustrated with some of his best, most deliciously done sketches, none of which have ever before appeared in print.

Dr. Woods Hutchinson contributes an interesting article, "The Germ in its Relation to Human Life," which proves a revelation to the non-professional reader. Damon Runyon, the sporting authority, writes on "America's Snobs in World's Sports."

David Belasco is the author of "The Meaning of the Theater." Eight illustrations, printed in color, embellish the article. "Children's Paintings," by Clayton Hamilton. It can be readily seen that the special articles are widely varied in subject and are sure to appeal to the average reader.

## LOUISIANA AVENUE STRUCTURE IS SOLD

Building, Formerly Home of District Government, Transferred for \$120,000.

The premises at 464-468 Louisiana avenue northwest has been conveyed from the National Capital Investment Company to the Capital City Benefit Society. The consideration is mentioned at \$120,000.

The imposing structure in Louisiana avenue is built in substantial brick and stone, and is pointed out as one of the most commodious office buildings in the city.

The structure was the former home of the District government and later of the Department of Commerce, before that department took premises at Nineteenth street and Pennsylvania avenue northwest.

## Name of Dennison Will Be Considered

The Senate Philippines Committee will next Tuesday to consider the nomination of W. T. Dennison for member of the Philippines Commission.

The nomination will be bitterly fought. Senator Smoot has made a trip to New York to get evidence connecting Dennison with the removal of Theodore Shaw to one of the larger plants to make a thorough study of the subject.

## MANY FEATURES IN MUNSEY'S MAGAZINE

"The Battle-Cry," a Complete Novel, Alone Worth \$1.50. Profusely Illustrated.

In these days when the cry of high cost of living is rampant, one must remember the purchasing power of 11 cents as shown by the January number of Munsey's Magazine. Never has such a value for so little money been given before, and according to the plans outlined for the future, the value will even be greater, month by month.

Pre-eminent is the full book length novel, "The Battle-Cry," by Charles Neville Buck, author of "The Call of the Cumberland." Here is a story that vibrates with real American life. The scene is laid in the Cumberland mountain regions, and a delicate love story is woven around a thrilling tale of adventure, such as could not have been laid in any other part of the world. It is something distinctly new, and provides a genuine treat for the reader of the present time.

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## Women Auditors Find Fault With Machines

The sector department, supplemented by "The Battle-Cry," contains six short stories by well-known authors, which provide many a night's entertainment by the fireside, these crisp, chaffy, even-tempered.

In short, a review of the current Munsey's causes the reader to wonder how so great a value can be given for so small a price. If you, reader, have not already obtained your copy, by all means do so at once.

## Chevy Chase

"The Best Suburb of the National Capital"



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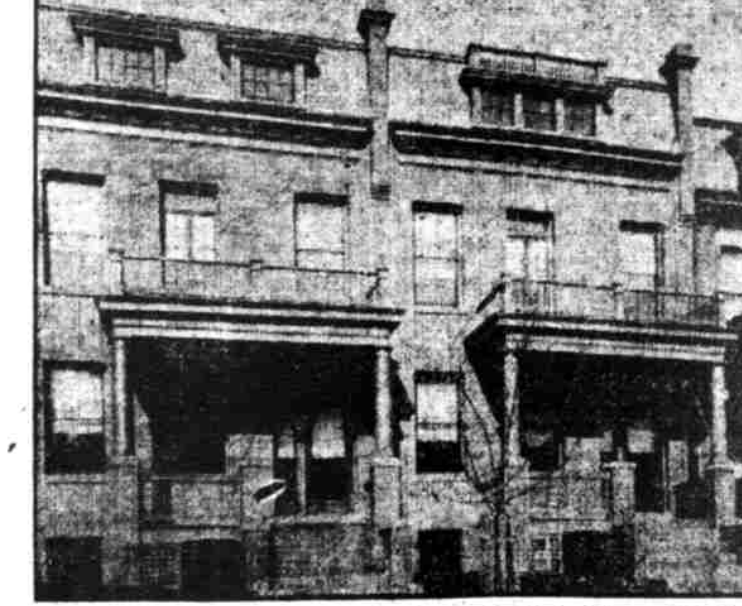
The desire on the part of increasing numbers of the workers in the city to live close to the woods and fields, yet near enough to town to be in touch with the life and business there, has caused the growth of many suburban sections around every big city.

Of the many that have been put on the market around Washington, Chevy Chase has always been the recognized leader. The purchaser of a home-site in this section does not have the mushroom surroundings of an imperfectly planned and built subdivision. Instead he finds a locality well laid out, street lines established, reasonable restrictions enforced, neighbors in plenty—in short, a community with all the elements of stability.

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Open daily and Sunday. Sample house. Heated and lighted until 9 p. m. Salesmen on premises.

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Cut out cathartics and purgatives. They are harmful—unnecessary. Try CARTER'S LITTLE LIVER PILLS.

Purely vegetable. Act gently on the bowels. Remove bile, soothe the delicate membrane of the bowels. Cure Constipation. Back headache and indigestion, as well as liver trouble.

Small Pill, Small Dose, Small Price  
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